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| PROPERTY FOR SALE  LE BUGUE AREA |

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| Ref: MP113795 |  | Price: 795.000 € |

BEAUTIFULLY LOCATED LARGE STONE PROPERTY IN AN ELEVATED POSITION, WITH MAIN HOUSE, GUEST HOUSE, HEATED SWIMMING POOL AND STONE BARNS, ON 7 ACRES OF LAND.

In Périgord Noir, between the Dordogne Valley and the Vézère Valley, on the heights of a small village with shops and 25 minutes from Sarlat, this property is a former farmhouse. It is set in a very peaceful location, in around 3 hectares of garden, meadows and groves. It comprises a large main house with very bright rooms opening directly onto the garden, a fully renovated gîte or guest house, a heated swimming pool ideally located, a large barn adjoining the main house and various small outbuildings.

The fully renovated gîte rents very well, thanks to its very private position, which does not encroach at all on the living space of the main house and its 3 bedrooms with en suite shower/bathrooms. The main house has around 200 m² of living space and benefits from lovely terraces and views. A beautiful property in a beautiful location!

MAIN HOUSE

Ground floor:

* 7.5 m² laundry room.
* 19 m² study with staircase to first floor.
* 12 m² fitted kitchen opening onto covered terrace.
* 40 m² living room with tiled floor, exposed beams and original staircase to 1st floor.
* 36 m² veranda/dining room with travertine tiled floor.

1st floor:

* Bedroom 1 of 21 m² with air-conditioning,
* Bedroom 2 of 15 m² with en-suite shower room
* Bedroom 3 of 16.5 m² with balcony, air-conditioning and en-suite shower room.
* 13 m² room with office area.
* 12 m² bathroom with bath and walk-in shower.

GUEST HOUSE

Completed in 2023, 77 m² on one level, double-glazed and electrically heated, comprising:

* 40 m² living room opening onto a 27 m² terrace,
* 4.5 m² laundry room,
* 2 bedrooms of 13.5 and 10 m² with shower room and bathroom

OUTBUILDINGS AND SWIMMING POOL

* Independent 26 m² guest room on the ground floor of the barn, opening onto a private patio.
* 2 barns 1 adjoining the house with gîte, storeroom, workshop and attic, and the second with open facade and garage for two cars.
* 10X5M heated and terraced Swimming Pool
* Charming gardens and land of 3 hectares (7 acres)

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * Style: Stone * Pool * Joint ownership: Detached | * Condition: Very good * Usable area: 316 m² * Land surf. area: 30.000 m² * Living space: 40 m² * Non isolated countryside | * 6 bedrooms * 5 bathrooms * 1 study(ies) * 11 rooms * 1 garage * Heating type: Electricity | |

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| | Additional Information: | | | --- | --- | |  | | | Ground floor:   * Utility Room * Office * Kitchen * Living room * Veranda   1st floor:   * 3 Bedrooms * Room * Bathroom   Outbuildings:   * Bedroom * Gite * 2 Barn   Energy report:   * Energy performance * Gas emission   Heating:   * Electric   Other equipment:   * Double Glazing | Other equipment (continued):   * Septic tank   Services:   * Nearest town : SIORAC / ST CYPRIEN / LES EYZIES * Nearest airport : BERGERAC AND BRIVE * Nearest motorway : A89/A20 * Calm * Bed and breakfast * Nearest shops : 8MINS * Outbuildings * School * Railway Station * Gite * Golf * Hospital * Broadband * View * Bungalow   Land:   * Wooded * Woods * Swimming Pool * Well * Land   View:   * Panoramic view | |

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| | Photos: | | | --- | --- | |  | | |  |  | |  |  | |  |  | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | |  |  | |  |  | |